



City of Greenville
Design Review Board – Urban Design Panel
Minutes of the **August 5, 2021** Agenda Meeting
Greenville Convention Center, 1 Exposition Drive
Meeting Notice Posted on Wednesday, July 19, 2021
Minutes prepared by Sharon Key

Members Present: Camilla Cioffi, John Edwards, Mitch Lehde, Jeff Fort, Danielle Fontaine

Absent: None

Staff Present: Logan Wells, Assistant City Attorney; Matt Lonnerstater, Development Planner; Jay Graham, Planning Director; Courtney Powell, Planning Administrator; Kris Kurjiaka, Senior Development Planner; Harold Evangelista, Development Planner; Ross Zelenske, Development Planner; Austin Rutherford, Development Planner; Edward Kinney, Senior Landscape Architect; Sharon Key, Planning Coordinator

Call to Order: Ms. Cioffi called the virtual meeting to order at 4:01 PM. She welcomed those in attendance and explained the procedures for the meeting. The minutes of the June 29, 2021 Agenda Workshop and July 1, 2021 meetings were approved unanimously by a motion by Mr. Fort and a second by Mr. Lehde. Mr. Edwards moved to approve the agenda for the August 5, 2021 meeting including the deferral request for MD-21-506, and Ms. Fontaine seconded the motion. The motion was approved 5-0. All affidavits were received. No conflicts of interests were cited.

Old Business:

A. CA 21-355

Application by **ANTHONY GARZA** for a **CERTIFICATE OF APPROPRIATENESS** for a rooftop bar and storefront alterations at 734 S. Main Street. (TM# 007000-02-01300).

Mr. Rutherford provided the staff report to the board, which recommended approval with staff comments and conditions.

Anthony Garza, applicant, presented the application.

Ms. Cioffi asked if the elevator will meet fire requirements and has the building been permitted in the past. Applicant stated it will meet fire regulations and no permits have been pulled for the property.

There was no public comment.

The Board discussed the project. The Board applauded the applicant taking the previous recommendations and developing a good solution for the elevator. The Board further discussed the transparency of the elevator. A member suggested bringing further information for another meeting. Mr. Lehde asked Planning staff about depth of transparency. Mr. Graham noted that there is not a set rule, but the intent of the

transparency must be met. Mr. Edwards discussed if people being able to pass between window and elevator and differences that may affect.

Ms. Fontaine motion made to approve application with staff conditions. Mr. Lehde seconded the motion. The motion passed 5-0.

New Business (Not a Public Hearing)

A. CA 19-813M

Application by **MIKE GOLL/MCMILLAN PAZDEN SMITH** for a **CERTIFICATE OF APPROPRIATENESS** to modify CA 19-813 for the CitiSculpt multi-family project between W. McBee Avenue and W. Washington Street. (TM# 005000-02-00106).

Mr. Rutherford provided the staff report to the board

The applicant, Lisa Lanni of 32 Ashley Ln, presented the application to the Board.

Mr. Fort asked what caused the change from concrete construction to steel. Applicant replied it was due to the construction cost.

Mr. Fort asked about the brick detailing and what was previously approved and removed. Applicant noted the design removes the depth but left the differences in color. Ms. Lanni referred to renderings on the slides.

Mr. Fort further asked about the darker brick on ground-floor and how it wraps the corner, what is the perspective in courtyard, and where does the color stop? Ms. Lanni noted it is a corner element only. Mr. Fort asked about proposed window designs? The applicant discussed the nine over nine pattern.

There was no public comment.

Board discussed the project. – Mr. Edwards noted that public comment related to the project were provided to the Board for consideration. He discussed the nine over nine windows and removing the mullions for they are hard to see. Ms. Fontaine noted she would like to see the mullions retained.

Ms. Foutaine also discussed adding metal awnings to the fronts with colors.

Mr. Fort asked the applicant to describe the feeling of the project. Applicant stated they are wanting a brick mill type feel for Greenville.

Ms. Fontaine motioned to approve with staff conditions with modifications of number 1 with additions of colorful awnings. Mr. Edwards Seconded the motion. Motion passed 5-0

Advice and Comment (Not a Public Hearing)

A. None

Other Business (Not a Public Hearing)

A. Staff Update on Current Planning Projects

1. Mr. Austin Rutherford provided an update on the West End Small Area Plan Project.
2. Mr. Harold Evangelista provided an update on Village of West End Project.
3. Mr. Kris Kurjiaka provided an update on LMO rewrite project.

B. Election of Chair and Vice-Chair

1. Nomination of chair: Mr. Edwards nominated Carmilla Cioffi to extend her position. Ms. Fontaine seconded, and the motion passed 4-0.
2. Ms. Fontaine nominated John Edwards as vice chair and Mitch Lehde seconded the motion. Motion passed 4-0

Informal Review (Not a Public Hearing)

A. MD-21-506

Application by **Stanley Martin Homes** for a **MULTI-FAMILY DEVELOPMENT** on approximately 3.88 acres located at GIBBS STREET AND WESTFIELD STREET for 104 condominium units ("Wimbledon Heights") (TM# 0051000300100, 0051000300400, 0051000300401, 0051000300500, 0051000300600, 0051000300700, 0051000300800, 0051000300900, 0051000301000, 0051000301100, 0051000301200, 0051000301300, 0051000301400, 0051000301500, 0051000301600)

The motion for approval of the agenda included a deferral of MD-21-506.

Adjourn: The meeting was adjourned at 5:03 PM.

Austin Rutherford

From: Matt Lonnerstater
Sent: Thursday, July 29, 2021 8:37 AM
To: Austin Rutherford
Subject: FW: APL 19-813M

FYI

Matthew D. Lonnerstater, AICP
Development Planner | Planning & Development
MLonnerstater@greenvillesc.gov | www.greenvillesc.gov
864-467-6681



From: Louis Batson <lbp3@bainc.com>
Sent: Thursday, July 29, 2021 7:46 AM
To: Planning <planning@greenvillesc.gov>
Subject: APL 19-813M

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Re: **APL 19-813M** Application by **MIKE GOLL/McMILLAN PAZDEN SMITH**
For a **Certificate of Appropriateness** to modify CA 19-813 for the
CitiSculpt multi-family project between W. McBee Street and W. Washington Street

Ladies and Gentlemen,

The proposed development is of a scale that overwhelms the streetscape on West Washington and certainly ignores the scale of my property at 415 West Washington Street, adjacent to the proposed development as well as both churches on the block. At best, it is a heavy handed, clumsy attempt to develop the property and inappropriate in size and scale.

The existing structure at 415 West Washington Street is conspicuously absent in renderings depicting the streetscape. The proposed development also does not enhance the pedestrian scale that we have been asked to preserve on our property at 415 West Washington Street.

Additionally, we have serious concerns that trash and refuse collection is not reconciled and the sheer volume of household garbage will be detrimental to adjacent property owners.

Please deny this application for a Certificate of Appropriateness.

Sincerely,

Louis III



Louis P. Batson III | AIA

Chairman

📞 864-775-5270 | cell 864-230-5153

✉️ lpb3@bainc.com

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Greenville, SC 29601

08/03/2021

City of Greenville Design Review Board - Urban Panel
ATTN: Austin Rutherford
City of Greenville
206 South Main Street
Greenville, SC 29601

Dear DRB Members:

This is a letter of support with qualifications for the development at 10 Academy (CA 19-813M). This letter is largely repetitive with public comment made in prior public hearings, including CA 17-828 and CA 19-813.

My family and I bike or walk past or through this proposed development every day, often with our two children, so pedestrian and bicycle access and safety are our primary concerns. This development is located on our route to the Academy Street underpass (Broad Street), so is directly on the safest route for our neighbors from the Hampton-Pinckney and Southernside neighborhoods to access downtown and Falls Park.

I have the following requests relative to this application, detailed further in writing below, and highlighted in the attached graphic:

1. Add mid-block crossings and pedestrian refuges on Washington and McBee to connect to pedestrian alley
2. Ensure design can accommodate a round-about at the top of McBee
3. Add protected bike lanes to both sides of Washington Street
4. Improve the corner of Academy and Washington for pedestrian safety

1. The pedestrian alley that is planned on this development is a welcome amenity for pedestrian safety, but should be paired with mid-block crossings and pedestrian refuge in the middle of both Washington and McBee. Crossing either of these streets at the intersection with Academy is very unsafe, due to small corners, no landscape buffer to traffic and high speed of right-turning traffic. The potential of this pedestrian alley will only be fully utilized if additional measures are made to allow for safe crossing of these wide streets.

2. The block of West McBee fronting this development is likely the least utilized 5-lane highway in the city, and represents the most direct route between the heart of downtown and Unity Park. The intersection of McBee, Broad, Westfield and Hyde is currently a dangerous intersection for both cars and pedestrians, due to high traffic speeds on Broad, lack of pedestrian infrastructure and poor visibility. Roundabouts have been pursued in many other cities, as an efficient method to slow traffic, maintain traffic flow and preserve pedestrian safety. According to the American Association of State Highway and Transportation Officials, roundabouts can reduce severe crashes that would result in injury or loss of life by 78- 82%. (Exhibit B). Bike lanes are recommended on McBee in the downtown streetscape master plan. We propose that bike lanes be added to McBee and the city investigate a roundabout for the intersection of Broad, McBee and Westfield.

3. West Washington has been identified in multiple studies as the primary East/West corridor in downtown for multi-modal transportation, including bicycles, pedestrians and mass transit. These studies include the Downtown Streetscape Master Plan, West Washington Redevelopment Master Plan and Bicycle Master Plan. Currently, the East-bound bicycle lane on Washington is frequently illegally used for on-street parking, particularly during church services, and presents a safety hazard to bicyclists. Separated bicycle lanes, like the demonstration bike lane on East Broad, have emerged as a great option to allow on-street parking while also preserving bicycle safety. We propose that the 10 Academy development install separated bike lanes along both sides of West Washington street, between Academy and Broad.

4. We request that the applicant improve the corner of Academy and Washington, which is a very dangerous corner for pedestrians. The corner is not large enough for the large amount of pedestrian traffic that accumulates on this corner, the push-button is located far from the crosswalk, the ramp is in poor condition and there is no landscaped buffer between the sidewalk and very high traffic volumes on Academy street.

Previous versions of this development included a building fronting Academy and streetscape improvements, but the current version of this application maintains the existing underutilized parking lot fronting Academy Street. No improvements to pedestrian facilities on this dangerous corner are indicated in the current version of this application. We request that the development improve the safety of this corner by increasing the corner area, incorporate trees along Academy as a pedestrian buffer, and pursue long-term plans for narrowing Academy travel lanes to 11 feet, as recommended in the Downtown Streetscape master plan.

Sincerely,

Aaron Barr

Chair – Green Ribbon Advisory Committee, city of Greenville

Board Member – Bike Walk Greenville

Resident – Hampton Pinckney Historic Overlay district

Map of suggested improvements

